

45-47 Ward Street (House)
(St. Michael's Sisters' Home)
Paterson
Passaic County
New Jersey

HABS No. NJ-943

HABS
NJ,
16-PAT,
35-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
MID-ATLANTIC REGION, NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR
PHILADELPHIA, PENNSYLVANIA 19106

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HISTORIC AMERICAN BUILDINGS SURVEY

45-47 Ward Street (House) HABS-No. NJ- 943
(St. Michael's Sisters' Home)

Location: 45-47 Ward Street (northeast corner of Ward and
Cianci Streets), Paterson, Passaic County, New
Jersey

USGS Paterson, New Jersey Quadrangle, Universal
Transverse Mercator Coordinates:
18.569530.4529370

Last Owner: City of Paterson, New Jersey

Last Use: Vacant. The building was demolished on October
28, 1987.

Significance: St. Michael's Sisters' Home is distinguished
architecturally as a relatively rare survivor
locally of a mid nineteenth century double
rowhouse, built for middle class occupancy. The
building is particularly notable for its finely
tooled brownstone facades and restrained Greek
Revival ornamentation.

PART 1. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: Based on stylistic and deed evidence the building appears to date from c. 1840.
2. Architect: The identity of the architect is unknown.
3. Original and subsequent owners:

References to the Chain of Title to the land upon which the structure stands are in the Office of the Recorder of Deeds, Passaic County Courthouse, Paterson, New Jersey.

Block 40859, Lot 20 (#45)

- 1839 Deed, August 9, 1839, recorded in Volume C, p. 450. Society for the Establishment of Useful Manufactures to Cornelius S. Van Wagoner.
- 1867 Deed, February 1, 1867, recorded in Volume E3, p. 186. A. B. Woodruff and A. A. Fonda to John Quin.
- 1921 Deed, December 26, 1921, recorded in Volume E30, p. 500. Eulalie Quin Ferriday, Helen T. Corley and Ralph Corley, Elise Terriberry, Gladys Terriberry, Dorothy Terriberry, and Kathryn Terriberry to Franklin J. Keller.
- 1957 Deed, October 7, 1957, recorded in Volume U68, p. 7. Marjorie M. Keller to Herbert R. Schell.
- 1960 Deed, May 4, 1960, recorded in Volume 473, p. 97. Herbert R. Schell to St. Michael's Roman Catholic Church of Paterson.
- 1977 Deed, December 22, 1977, recorded in Volume F101, p. 259. St. Michael's Roman Catholic Church of Paterson to City of Paterson.

Block H0859, Lot 21 (#47)

- 1839 Deed, August 9, 1839, recorded in Volume C, p. 450. Society for the Establishment of Useful Manufactures to Cornelius S. Van Wagoner.

- 1867 Deed, January 11, 1867, recorded in Volume E3, p. 91. A. B. Woodruff and A. A. Fonda to Mary L. Nightengale.
- 1916 Deed, October 20, 1916, recorded in Volume B26, p. 201. Mary Shepherd, executrix of Mary L. Nightingale, to Hagop Millian.
- 1921 Deed, August 15, 1921, recorded in Volume G29, p. 88. Ovsanna Hagop to Paterson Central Improvement Co.
- 1926 Deed, December 15, 1926, recorded in Volume L33, p. 442. Paterson Central Improvement Co. to Malta Temple Association.
- 1935 Deed, October 1, 1935, recorded in Volume T38, p. 555. Thomas E. Manly, Sheriff to Abram Raymond Rutan.
- 1936 Deed, January 8, 1936, recorded in Volume V38, p. 275. Abram Raymond Rutan, executor of Minnie Wallace Rutan, to self.
- 1942 Deed, September 28, 1942, recorded in Volume H43, p. 14. Abram Raymond Rutan and Florence A. Rutan to Benjamin I. Koppelman and Pauline P. Koppelman.
- 1943 Deed, October 27, 1943, recorded in Volume W43, p. 498. Benjamin I. Koppelman and Pauline P. Koppelman to Joseph G. Bozzo.
- 1945 Deed, December 31, 1945, recorded in Volume I45, p. 574. Joseph G. Bozzo to Aurelio Alvino and Giuseppina Alvino.
- 1948 Deed, March 31, 1948, recorded in Volume Y68, p. 82. Aurelio Alvino and Giuseppina Alvino to Dulio A. Alvino.
- 1960 Deed, February 2, 1960, recorded in Volume W72, p. 285. Dulio A. Alvino and Frances Alvino to St. Michael's Roman Catholic Church of Paterson.
- 1977 Deed, December 22, 1977, recorded in Volume F101, p. 259. St. Michael's Roman Catholic Church of Paterson to City of Paterson.

4. Builder, contractor, suppliers: The identity of the builder, contractor, and suppliers is unknown.
5. Original plans and construction: The existence and location of original architectural documents is unknown.
6. Alterations and additions: Alterations to St. Michael's Sisters' Home appear to have been relatively minor. They include the following:

removal of chimneys, hipped roof and belvedere. These features may have been original to the building.

addition of a single story wing to Number 45 by 1877 (Hyde), possibly removed during early twentieth century.

addition of three story rear porches by 1881 (Sanborn), west porch removed and east porch enclosed during late twentieth century.

addition of pressed metal beneath stairway during late nineteenth century (stylistic evidence).

replacement of several original wood sash windows by aluminum sash during late twentieth century.

addition of two two/two double hung sash windows and a metal fire escape on the west facade during late twentieth century.

B. Historical Context

St. Michael's Sisters' Home was built c. 1840 as a double residence for Cornelius S. Van Wagoner. Born in 1798, Van Wagoner is said to have been a leading surveyor in Paterson. His son Isaac served as Surrogate of Passaic County from 1870 to 1875, while his son Garret served as a judge in St. Louis, Missouri. His daughter Mary was the wife of Abraham A. Fonda, City Surveyor of Paterson from 1872 to 1878. Cornelius S. Van Wagoner died in 1866 (Nelson, p. 89). In 1867 the executors of his estate sold Number 45 to a physician, John Quin, and Number 47 to Mary L. Nightengale. For the most part, the building continued in use as a family residence until 1960 when St. Michael's Roman Catholic Church acquired the property as a convent. In 1977 the City of Paterson purchased the property.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: St. Michael's Sisters' Home is notable as a relatively rare survivor locally of a mid nineteenth century, middle class double rowhouse. It is distinguished by fine stonework and Greek Revival details.
2. Condition of fabric: Prior to demolition, the general condition of the building was good.

B. Description of Exterior:

1. Overall dimensions: St. Michael's Sisters' Home is rectilinear in shape, measuring 49'-0" along the Ward Street facade and 48'-0" along the Cianci Street facade. The Ward Street facade is articulated into six bays and the Cianci Street facade into two bays. Above a raised basement the building rises in three stories.
2. Foundations: The foundation is of coursed stone, c. 1.5 feet thick, capped by an elevated water-table.
3. Walls: Walls are of smooth brownstone ashlar.
4. Structural systems, framing: Exterior walls are load-bearing stone. Interior walls, floor, and roof are wood framed.
5. Porches, stoops, balconies, bulkheads: A central double stairway is located on the Ward Street facade. Risers are flanked by stone balustrades with scroll-shaped coping.
6. Chimneys: Two symmetrically placed chimneys originally rose inside each exterior end wall. These have been removed.
7. Openings:
 - a. Doorways and doors: Front doors are situated in the center bays of the Ward Street facade. Rear doors are situated in the center bay of each unit, facing the porches. The rear door of Number 45 has been replaced with a window, apparently when the porch was removed. Front doors are recessed behind the Ward

Street facade, flanked by paneled reveals, engaged columns, sidelights, and transoms. Original doors are missing.

- b. Windows and shutters: Windows one/one light double hung wood sash.

8. Roof:

- a. Shape, covering: The roof is flat. Its material is unknown.
- b. Cornice, eaves: The cornice is wood. The gutter system is probably concealed by the cyma recta.

C. Description of Interior:

- 1. Floor plans: See pages 10, 11, and 12.
- 2. Stairways: The stairway is located in the hall, adjoining the inside wall of each unit. Each stairway has quarter-flight stairwork, bracketed stringers, a turned wood newel, and balusters.
- 3. Flooring: The flooring is wood.
- 4. Wall and ceiling finish: Walls and ceiling are sheathed in paper/plaster. They are ornamented with a plaster cornice molding and shaped wood base.
- 5. Openings:
 - a. Doorways and doors: Doorways have shaped wood surrounds.
 - b. Windows: Windows have shaped wood surrounds, paneled reveals, and wood folding blinds.
- 6. Mechanical equipment:
 - a. Heating: Heating is provided by hot water or steam via cast iron radiators.
 - b. Lighting: Rooms on the first floor contain ceiling lights with decorative molded plaster surrounds. Evidence of shades or decorative bulbs has been destroyed. Light switches are located adjacent to doorways.

- c. Plumbing: Bathrooms are located on each floor. On the first floor at the rear of the east hall are a simple toilet and sink. On the second floor at the rear of the west hall is a full bath; at the rear of the east hall is a half bath. Facilities on the third floor are similar to those on the second floor.

D. Site:

1. General setting and orientation: St. Michael's Sisters' Home faces south toward Ward Street and the First Presbyterian Church. Adjoining the building on the east is a smaller scaled commercial block. The immediate vicinity is a densely built area of central Paterson.

PART III. SOURCES OF INFORMATION

- A. Architectural drawings: The existence and location of architectural drawings is unknown.

- B. Historic views: The building is shown in two historic views, both in the Paterson Museum, Paterson, New Jersey: an 1875 lithograph entitled "Bird's Eye View of Paterson, NJ" and a c. 1925 photograph (negative #H398E-368) of adjacent buildings.

C. Bibliography:

1. Primary and unpublished sources:

Passaic County. Deed Books, Passaic County Courthouse, Paterson, New Jersey.

Passaic County. City of Paterson Tax Map. County Assessor's Office, Paterson, New Jersey, n.d.

2. Secondary and published sources:

I. Beran. Map of Paterson, New Jersey. New York: Lang & Lang Lithographers, 1860.

E. B. Hyde & Company. Atlas of Passaic County, New Jersey. New York: E. B. Hyde & Company, 1877.

J. M. Lathrop. Atlas of the City of Paterson, New Jersey. Philadelphia: A. H. Mueller, 1915.

William Nelson. History of the City of Paterson and the County of Passaic, New Jersey. Paterson, New Jersey: The Press Printing Company, 1901.

E. Robinson. Atlas of the City of Paterson and Haledon. New York: E. Robinson Company, 1884, 1899.

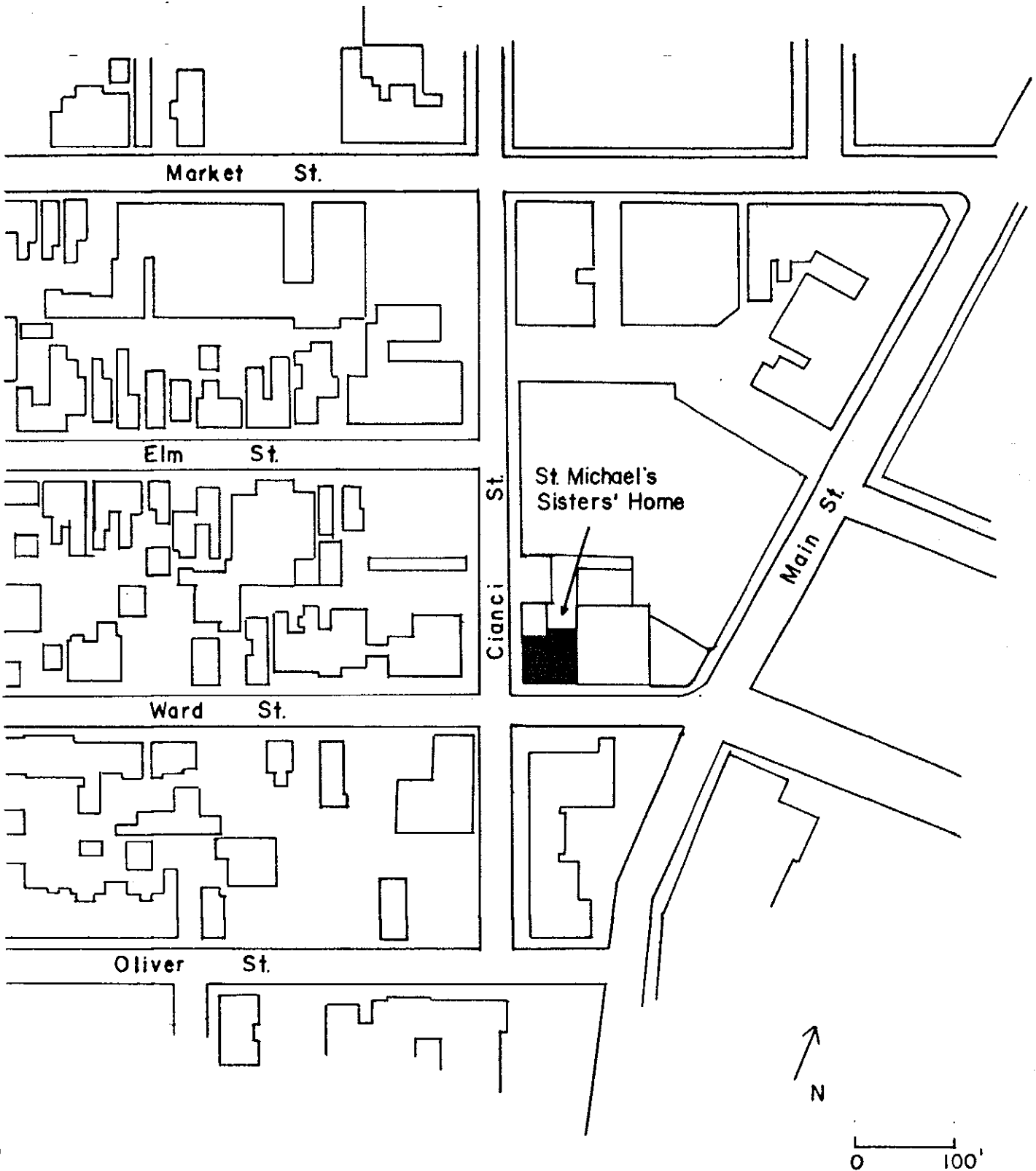
Sanborn Map Company. Insurance Map of Paterson, New Jersey. New York: Sanborn Map Company, 1881, 1887.

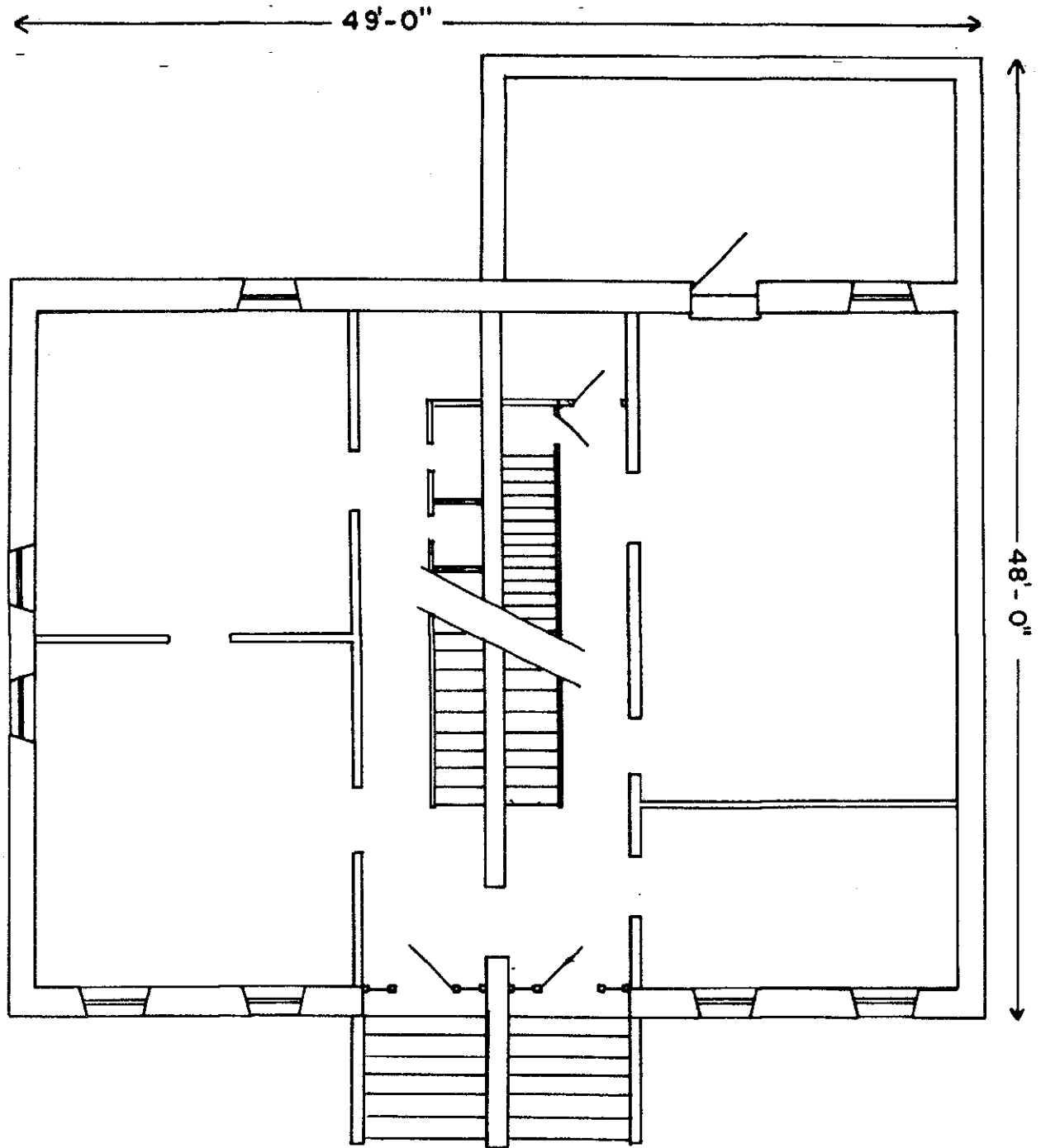
J. C. Sidney. Map of Paterson, New Jersey. New York: M. Dripps, 1850.

PART IV. PROJECT INFORMATION

John Milner Associates, Inc., West Chester, Pennsylvania was retained by Hardesty and Hanover, Jersey City, New Jersey and the New Jersey Department of Transportation, Bureau of Environmental Analysis, Trenton, New Jersey to prepare HABS documentation on thirteen properties in Paterson, Passaic County, New Jersey. These properties are to be demolished as a result of the Route 20 Connector project. HABS documentation is provided pursuant to the instruction and intents set forth by Section 101 (b) (4) of the National Environmental Policy Act; Section 1 (3) and 2 (b) of Executive Order 11593; Section 106 of the National Historic Preservation Act; Federal Aid Highway Program Manual, Volume 7, Section 2; the amended "Procedures for the Protection of Historic and Cultural Properties" as set forth in 36 CFR Part 800; and the Memorandum of Agreement among the Advisory Council on Historic Preservation, the New Jersey State Historic Preservation Officer and the Federal Highway Administration, executed May 10, 1985.

Prepared by:	Richard Meyer
Title:	Principal Architectural Historian
Assisted by:	William R. Henry, Jr.
Title:	Project Architectural Historian
Affiliation:	John Milner Associates, Inc.
Date:	November 1987

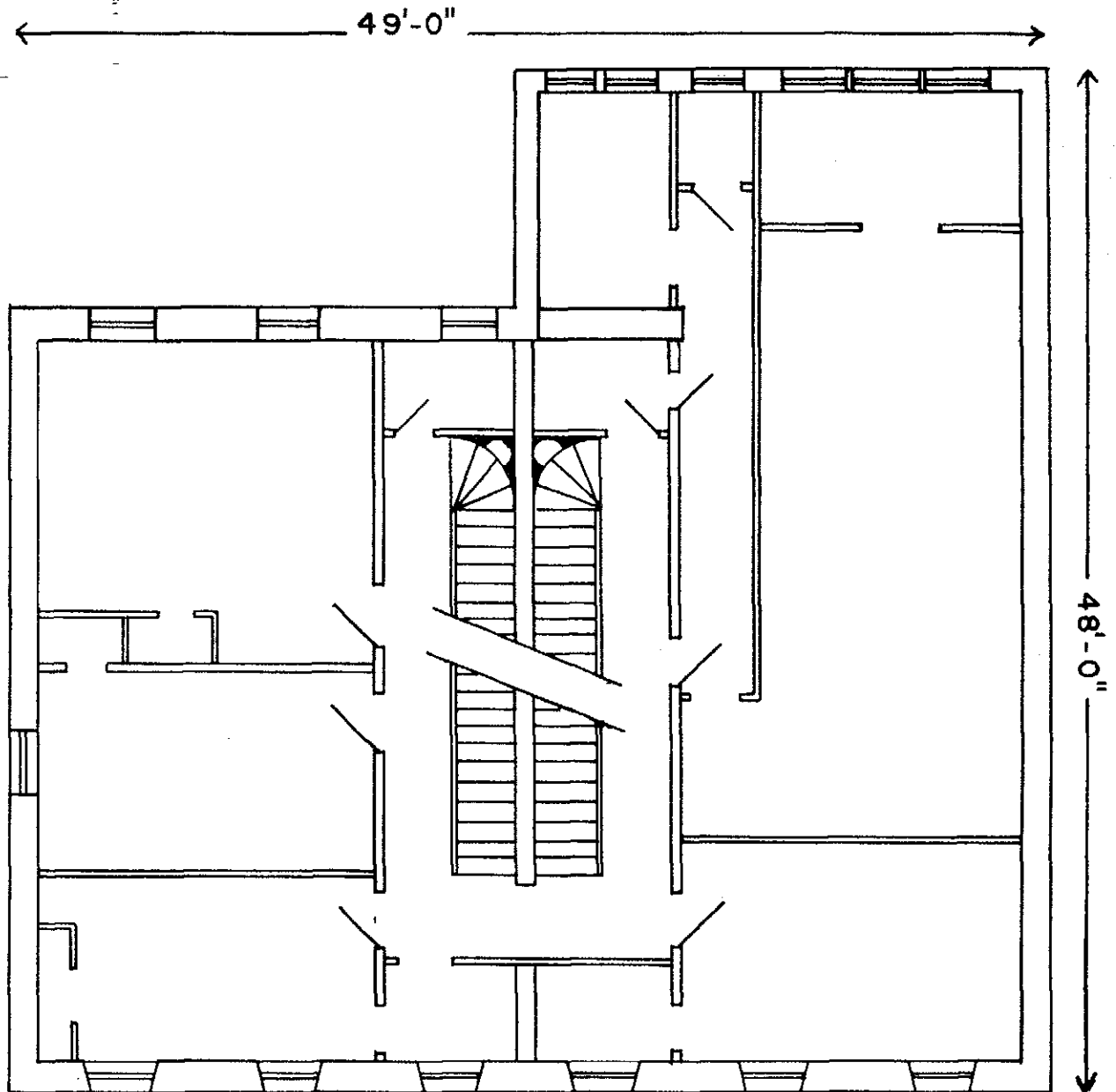




St. Michael's Sisters' Home
45-47 Ward Street

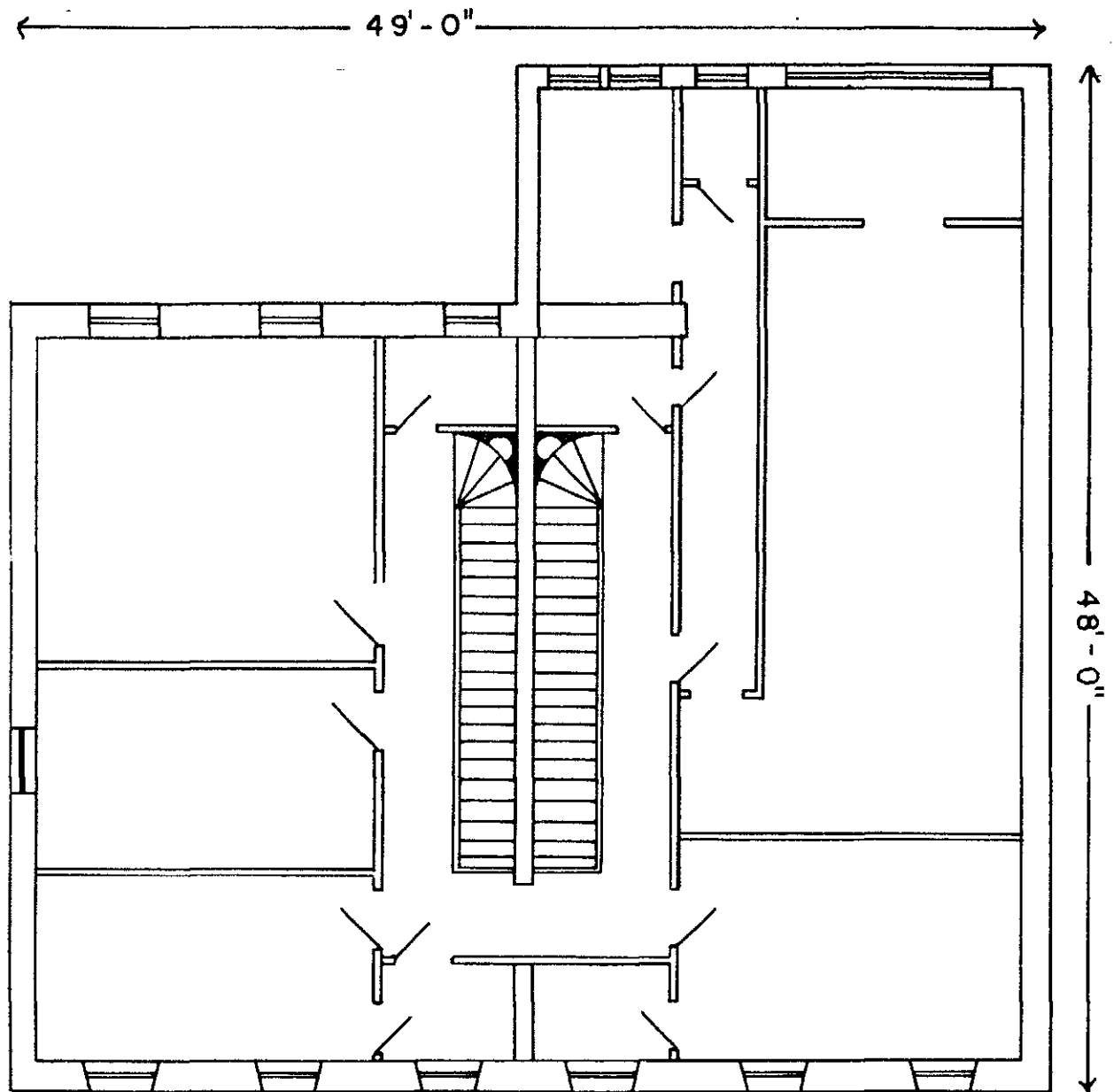
1st Floor





St. Michael's Sisters' Home 2nd Floor
45-47 Ward Street





St. Michael's Sisters' Home 3rd Floor
45-47 Ward Street

